





















**When You Think of Your IDEAL of a HOME, Think of**

# "UPLANDS"

**VICTORIA, B. C.**

**"One Place in Canada Where it is Never too Hot and Never too Cold and Where the View is Always Magnificent"**

Some of Edmonton's most prominent citizens are already showing a live interest in "Uplands," the charming new residential subdivision adjacent to Victoria, Capital City of British Columbia. Lots in this high-class home area are being purchased rapidly by well known people throughout the entire North-West, and it is expected that the full quota of purchases will have been allotted before very long.

"UPLANDS" is such a big proposition and appeals so strongly to all who have seen it, that it doesn't belong just to Victoria any more. It belongs to Canada as a whole now, and its owners will be drawn from end to end of the Dominion.

"UPLANDS" property is lower in price than other high-class residential property in Victoria. The very smallest lots in "Uplands" are larger than two ordinary fifty foot lots. Basing value on the area of "Uplands" lots, purchasers of these lots are buying them cheaper than the same amount of even unimproved property would cost elsewhere and at about half what similar lots would cost in several other Victoria residential subdivisions. Thus even as a speculation this property is excellent buying.

Look into the facts while you have the opportunity. "Uplands" was an ideal home spot before a white man ever saw it. It was owned and held by the Hudson's Bay Company for many years. Some few years ago it passed into the hands of "UPLANDS LIMITED," its present owners, who conceived the monumental plan that is now being carried out. Its great natural charm was enhanced by the carefully considered plan of Mr. John C. Olmsted, of Brookline, Mass., admittedly one of the world's foremost landscape architects. Days and days of his skilled work evolved a master plan where-in the splendid scenery surrounding "Uplands" as well as the strong appeal of the place itself, was preserved intact to practically every resident. Mount Baker, famous snow-capped peak rising North-East and the great Olympic Range to the South; the silvery straits and the calm waters of Oak Bay and Cadboro Bay; the panorama of hill and wood to the Westward—all are in plain view of almost every lot.



An "Uplands" Road Before Grading Was Begun

## "UPLANDS"

is ready for building now and several homes are in course of erection. Asphalt-paved streets; cement sidewalks; ornamental lights; broad boulevards and park spaces; sewers and underground wires; special street car connection with Victoria; all are being put in as rapidly as the large gang of workmen can do it. Almost every street is artistically curved, the big trees have been preserved and worked into the scheme; two of the finest beaches are being reserved for residents as a whole; large public parks are being laid out. In fact everything is being done to ensure the character of "UPLANDS" as a locality of refined beautiful homes of the better class.

The building restrictions in "Uplands" are to protect every purchaser from encroachments or unfair treatment by his neighbors, and to limit the erections to the purely residential.

"UPLANDS LIMITED" IS OFFERING PURCHASERS WHO DESIRE IT A SPECIAL ARRANGEMENT FOR OBTAINING A LOAN FOR BUILDING PURPOSES AT ABOUT THE EASIEST TERMS EVER OBTAINED IN CANADA. THERE ARE MANY ADVANTAGES IN PURCHASING AT ONCE. MR. E. M. TRACKSELL, REPRESENTING "UPLANDS LIMITED," IS IN EDMONTON FOR A SHORT TIME AND MAY BE MET AT OUR OFFICE. HE HAS WITH HIM SOME REMARKABLE AND UNUSUAL VIEWS OF "UPLANDS" AND HE IS PARTICULARLY WELL FITTED TO SUPPLY ALL INFORMATION.

WHY NOT MEET HIM?

**J. R. McINTOSH - 30 Jasper Ave. E.**

LOCAL AGENT FOR "UPLANDS"





